

**Westwood Park Association
Meeting Notice and Agenda
July 19, 2016 - 7 p.m.
676 Miramar Avenue**

AGENDA

I. Roll Call

Present: Kate Favetti, Kathy Beitiks, Caryl Ito, Ravi Krishnaswamy, Anita Theoharis

Absent: Linda Judge, Tim Emert

Guests: Francine Lofrano, Fred Lofrano, Joe Koman, Anne Chen

7 - 7:30 p.m. - Westwood Park residents' opportunity for questions and comments. The Westwood Park Association will commence its business meeting promptly at 8 p.m. Residents are welcome to stay to observe.

II. Approval of Minutes June 27, 2016

Anita made a motion to approve the June 27, 2016 Minutes; seconded by Caryl; approved, 5-0

III. Co-Treasurer's Reports

A. *Account Balances* – Kate

Checking - \$70,432; Savings - \$40,838; Total - \$111,270 (as of 6/30/2016)

B. *Income and Expense Report for June* – Caryl

Caryl submitted the Income and Expense Report for June.

C. *Outgoing Checks* – Caryl

#1295 – (6/27/16): \$440.55, Reimburse Cary Ito, USPS envelope order for Balboa Reservoir mailing

#1296 – (7/17/16): \$52.88, AT&T Monthly Service

#1297 – (7/19/16): \$62.62, Kate Favetti – reimburse for bank deposit slips

#1298 – (7/11/16): \$425.00, Balthazar Gutierrez – Common Area Plantings, Repairs, Replaced returned check #1294 (address problems?)

IV. Committee Reports

A. *Website Update* – Ravi

Ravi will be exploring a way to put together a listserv for WPA residents only.

B. *Newsletter* – Kathy

Articles are due July 31. All copy will be sent to our graphics person by August 2. Newsletter will be mailed a few weeks before the Annual Meeting on September 10.

C. *Centennial Committee* – Kathy

A recommendation for a Centennial streetlight banner installation company will be submitted to the WPA next month by the committee; the board will review completed application and applicable requirements, contract for installation, production and removal of banners; a resident will design the banner pro bono; there is some confusion about the current total of Centennial donations – Caryl will look into it; Caryl made a motion to approve a Centennial banner fundraising raffle (ending September 30); seconded by Anita; approved, 4-0.

D. *Common Area Maintenance* - Anne

Anne reported that boulders are being stolen from the Miramar Median. The boulders have been situated to protect the sprinkler system.

E. *Planning and Zoning* – Anita

Anita reported that Kurt Meinhardt reviewed and recommended approval for remodeling plans for **26 Eastwood Drive**; Notice of violation for construction without permits was issued to **528 Miramar Avenue**; Notice of violation for non-compliance with city and WPA requirements (chimney removals) was issued to **600 Miramar Avenue**; New plans for **154 Westwood Drive** have not yet been submitted by the owner.

F. *Balboa Reservoir Proposed Development Committee*

To be convened at 6:30 as a Committee of the Whole

Kate reported that at the July CAC meeting, she voted “no” on the Public Realm proposal. August 8 is the next meeting of the Balboa Reservoir Community Advisory Committee (CAC) and she urged everyone to attend. The first draft of the total RFP package may be presented. The WPA's position will be to dissent because of strong disagreement with the city planning staff's proposals for residential parking, number of units, height of housing units, size of open space and CCSF replacement parking. Kate will write an article for the newsletter with updates.

G. *Ocean Avenue* – Kate

Kate reported that the building where the Power Trading Company is located is for sale; the Fruit Barn business is for sale; no updated information on the remodeling project at the corner of Ocean and Granada (construction has halted); SF Heritage has awarded a grant to the Art Deco Society to hire an architectural historian to put together an application for the historical landmark designation of the El Rey Theater. There is no new information about the financial situation of the building's sale.

V. **Old Business**

A. *Project/ Board Oversight responsibility* – All

Ongoing

B. *Communications/Website/Cloud* – All

Kate encouraged board members to continue adding pertinent WPA documents to the Google Drive set up by Rav.

C. *Annual Meeting Update* – Kate

The Annual Meeting Committee will meet July 20. Assignment lists for the September 10 Annual Meeting have been distributed.

D. *Dog Poop Sign Update* – Kate

Signs are ready, but Kate needs to secure stakes and screws for installation.

VII. **New Business**

A. *WPA Board Elections 2016*

There will be three board vacancies. Information about the WPA elections has been posted on the website. Deadline for candidate statements is July 31. Ballots will be included in the newsletter, along with envelopes to mail them.

B. *Secondary units, Short Term Rentals* – All

The city has a Short Term Rental Office. The WPA will weigh in after the city addresses unresolved issues regarding rules.

C. *Short Term Rental Application* - All

The WPA has received a copy of a Short Term Rental application from 949 Monterey Blvd., with a response deadline July 24, 2016. Kate will send a letter stating that the application does not appear to be consistent with the Westwood Park Residential Design Guidelines as codified in Planning Code Section #244.1.

D. *Local HOA's*

Caryl suggested that the WPA do some "outreach" with other neighborhood Homeowner Associations that are dealing with the same issues as the WPA (e.g., Secondary Units and Short Term Rentals.) There was a discussion about the WPA re-joining the West of Twin Peaks Council, since the WTPC members are all dealing with similar neighborhood issues.

VIII. **Executive Session: Potential Litigation**

None

IX **Next Meeting: August 17, 2016, 7 p.m., Location TBD**

X. **Adjournment**

Anita made a motion to adjourn at 9:40 p.m.; seconded by Kathy; approved.

*Respectfully Submitted,
Kathleen Beitiks, Secretary
Westwood Park Association*

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